



Sharman
Quinney
www.sharmanquinney.co.uk
01937 546000
for sale

Cemetery Road, Whittlesey
£220,000 Freehold

**Sharman
Quinney**

Key Features



- Two double bedrooms
- 14' Lounge and 13' dining room
- Downstairs shower room and utility room
- Possible off-road parking, pending the curb being dropped
- Good size rear garden

Recently fitted front door

Lounge 4.31m x 4.1m (14'2" x 13'5") maximum into recess

Reception room 2.88m x 2.85m *9'5" x 9'4") maximum including the staircase

Kitchen 4.72m x 2.85m (15'6" x 9'4")

Dining room 4.09m x 3.25m (13'5" x 10'8")

Utility room

Downstairs shower room

First floor landing

WC

Bedroom one 4.15m x 3.72m (13'7" x 12'2") maximum into recess. Door to:

Bedroom two 4.12m x 3.76m (13'6" x 12'4") maximum into recess

Outside: Laid to gravel to the front. Could be off road parking, pending the curb being dropped.

Good size rear garden with a large paved patio

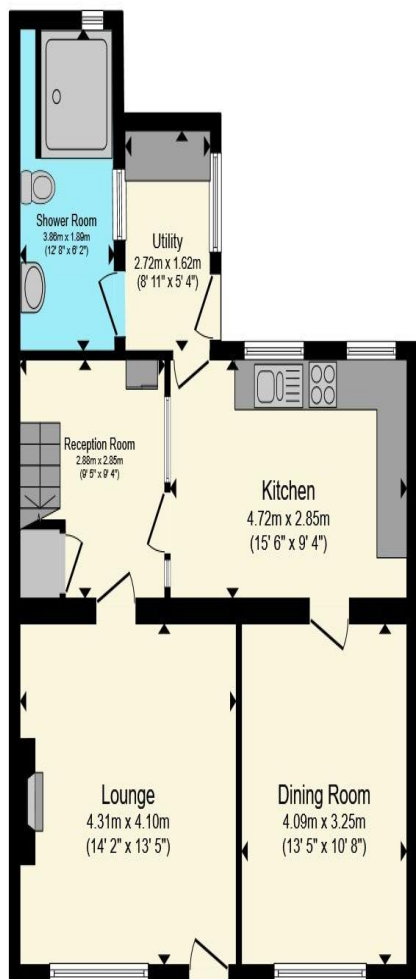


area.

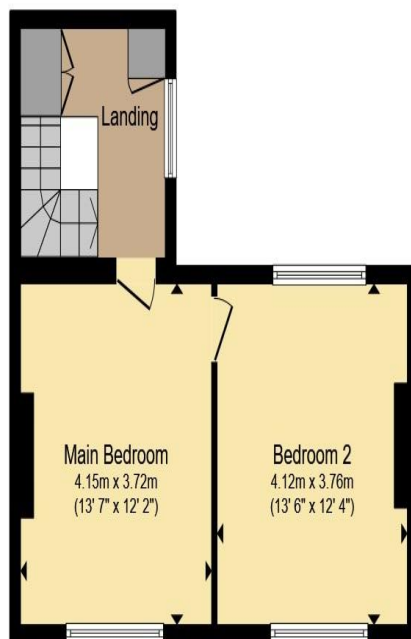
Storage room 4.54m x 3.07m (14'11" x 10'1")

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

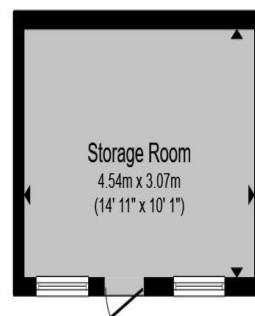




Ground Floor



First Floor



Outbuilding

Total floor area 122.6 m² (1,320 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01733 205000

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 205000

 46a Market Street, Whittlesey, PETERBOROUGH,
Cambridgeshire, PE7 1BD

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WHT205150 - 0001

